044.0	0007	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,000 /	746,000
					USE VALUE:	746,000 /	746,000
					ASSESSED:	746,000 /	746,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84		PARK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EJM PROPERTIES LLC		
Owner 2:			
Owner 3:			
Street 1:	264 SALEM ST		
Street 2:			
Twn/City:	MEDFORD		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02155	Type:	

PREVIOUS OWNER

Owner 1:	PARRIS KERLENIOUS O/ ESTATE -
Owner 2:	-
Street 1:	84 PARK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1860, having primarily Clapboard Exterior and 1652 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5250.000	279,100	4,900	462,000	746,000
Total Card	0.121	279,100	4,900	462,000	746,000
Total Parcel	0.121	279,100	4,900	462,000	746,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.71 | /Parcel: 451.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0007-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,100	4900	5,250.	462,000	746,000	746,000	Year End Roll	12/18/2019
2019	101	FV	226,900	4900	5,250.	490,900	722,700	722,700	Year End Roll	1/3/2019
2018	101	FV	226,900	4900	5,250.	358,100	589,900	589,900	Year End Roll	12/20/2017
2017	101	FV	226,900	4900	5,250.	311,900	543,700	543,700	Year End Roll	1/3/2017
2016	101	FV	226,900	4900	5,250.	265,700	497,500	497,500	Year End	1/4/2016
2015	101	FV	213,900	4900	5,250.	259,900	478,700	478,700	Year End Roll	12/11/2014
2014	101	FV	213,900	4900	5,250.	213,700	432,500	432,500	Year End Roll	12/16/2013
2013	101	FV	213,900	4900	5,250.	203,300	422,100	422,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARRIS KERLENIO	75289-232		8/3/2020	Estate/Div	780,000	No	No		
PARRIS ARTHUR C	54245-182		2/2/2010	Convenience	1	No	No		Kerlenious O Parris dod 3/23/2020
	17011-41		5/1/1986		167,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
12/8/2018	MEAS&NOTICE	CC	Chris C
2/6/2009	Meas/Inspect	294	PATRIOT
3/2/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5250		Sq. Ft.	Site		0	80.	1.10	1									462,000						462,000	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,000 | Spl Credit | Total: 462,000

User Acct

31619

GIS Ref

GIS Ref

Insp Date

12/08/18

!3797!

PRINT

Date	Time
12/10/20	18:56:45

LAST REV

Date	Time
09/09/20	15:42:23
jorourke	
3797	

USER DEFINED

Prior Id # 1:	31619
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379165
Depreciation:	100099
Depreciated Total:	279065

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	2	HB	

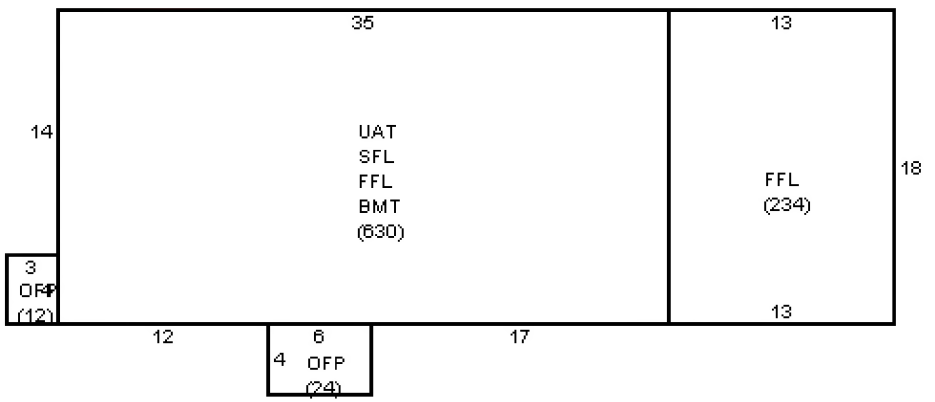
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	168.730	145,785
BMT	Basement	630	50.620	31,891
SFL	Second Floor	630	168.730	106,302
UAT	Upper Attic	158	118.110	18,603
OFP	Open Porch	36	44.000	1,584
	Net Sketched Area:	2,318	Total:	304,165
Size Ad	1494	Gross Are	2790	FinArea 1652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	168.73
Special Features:	0	Val/Su Net:	120.41
Final Total:	279100	Val/Su SzAd	186.81

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0007-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1920	21.58	T	40	101			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900